

Peyton Estates Unit Six

City of El Paso — City Plan Commission — 10/4/2018

SUSU18-00080 — Major Final



STAFF CONTACT:	Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
PROPERTY OWNER:	Hunt Peyton Estates, LLC
REPRESENTATIVE:	CEA Group
LOCATION:	South of Eastlake & East of I-10, ETJ
ACREAGE:	45.036
VESTED:	Yes
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUEST:	<ol style="list-style-type: none">1. To allow a street name in excess of 13 characters.2. A modification to allow a 54' ROW.3. A modification to allow a 68' ROW.4. A modification to allow a 110' ROW.
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval with conditions

SUMMARY OF REQUEST: The applicant proposes to subdivide 45.036 acres of vacant land for 195 residential lots, one park, one commercial lot and one drainage pond within the City's Extraterritorial Jurisdiction. Access to the subdivision is proposed from Rojas Drive and Peyton Drive. This development is vested and is being reviewed under the former subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends approval of Peyton Estates Unit Six subject to the following conditions:

- That all parkways at the rear of double frontage lots be landscaped, to provide a visual and physical separation between the development and the street.
- The applicant shall submit a revised variance request to El Paso County to allow 68' ROWs and receive approval of the request prior to the recording of the final plat.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

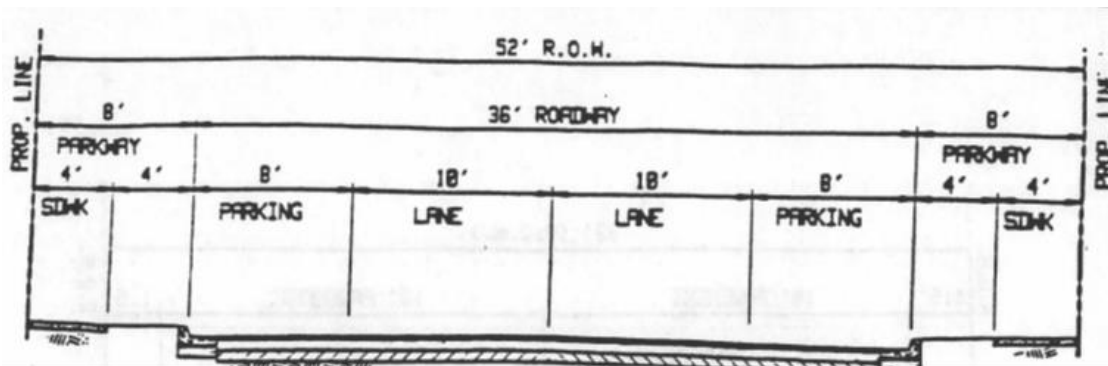
The applicant is requesting the following modification requests from Section 19.16.040 Street Names and Addresses:

1. To allow street names in excess of 13 characters for Stockeld Park Place.

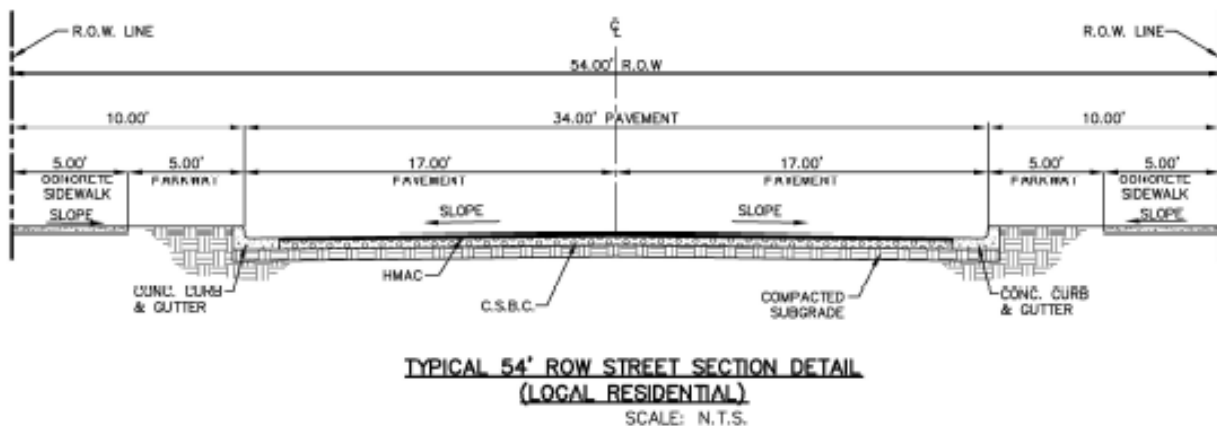
In addition, the applicant is requesting the following modification requests pursuant to Section 19.04.170:

2. To allow a 54' ROW with 34' of pavement, a 5' landscape parkway and a 5' sidewalk. The applicant is proposing to decrease the pavement by 2' and increase the landscape parkway and sidewalk from 4' to 5', which exceeds the minimum DSC standards.

REQUIRED

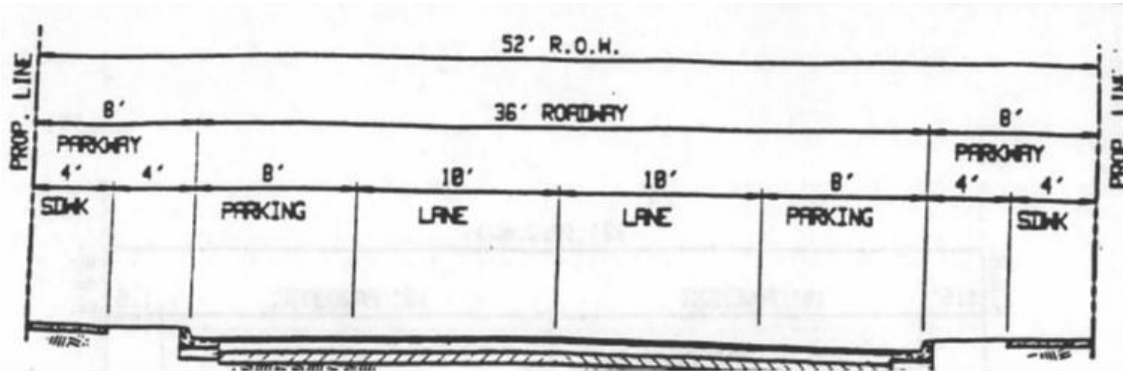


PROPOSED

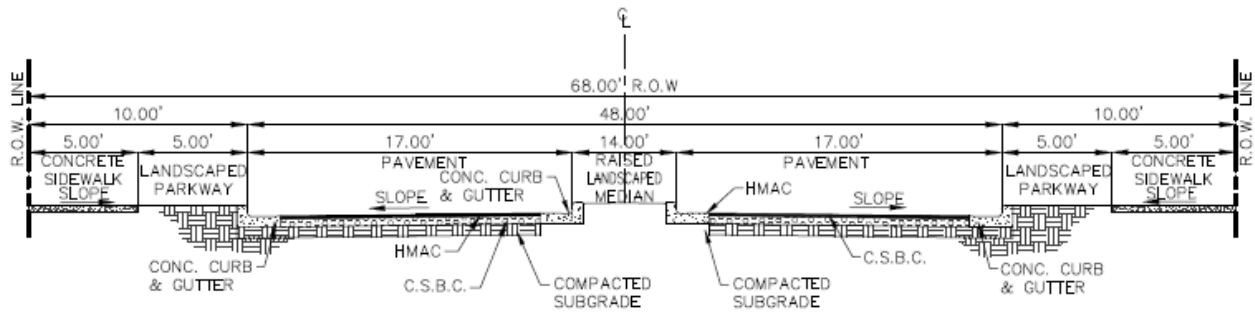


- To allow a 68' ROW with 34' of pavement, with a 14' raised landscaped median, a 5' landscape parkway and a 5' sidewalk, which exceeds the minimum DSC standards.

REQUIRED



PROPOSED

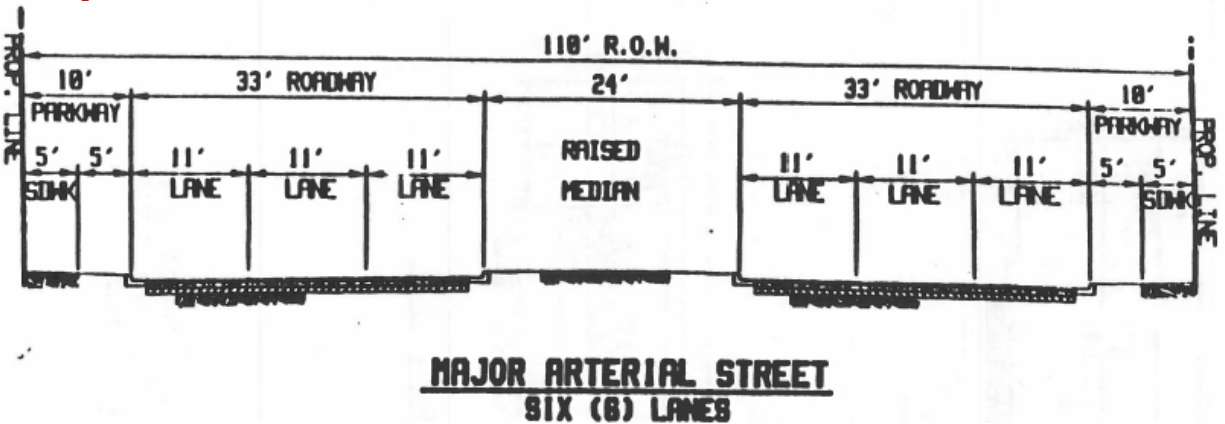


**TYPICAL 68' ROW STREET SECTION DETAIL
(LOCAL RESIDENTIAL)**

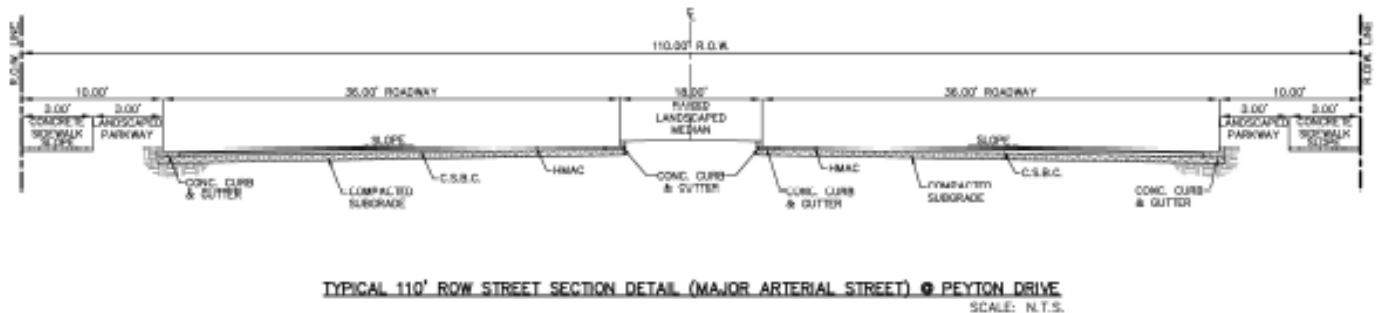
SCALE: N.T.S.

4. To allow a 110' ROW with 72' of pavement, an 18' raised landscaped median, a 5' landscape parkway and a 5' sidewalk. The applicant is proposing to decrease the median width by 6' and increase the pavement width by 6'.

REQUIRED



PROPOSED



Section 19.04.170. A1-A3 of the former code (Modifications of conditions) provides the criteria the City Plan Commission may use to evaluate a modification request from the DSC standards. The section reads as follows:

Section 19.04.170.A3

1. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.
 - The applicant is proposing to decrease the median width by 6' to allow for wider lanes and an overall wider pavement width within the required ROW width per the DSC.
 - The applicant is proposing to landscape the median, which is not required per the DSC.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, the applicant is proposing a centralized 1.62 acre park.
2.2.6: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, the applicant is proposing one commercial lot within the proposed subdivision.

NEIGHBORHOOD CHARACTER: The subject property is located in the ETJ (Extraterritorial Jurisdiction) and is currently vacant. The subject property is surrounded by vacant land. The nearest school is Mission Ridge Elementary (0.11 miles). A park will be developed within the proposed subdivision. This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Planning staff recommends approval of Peyton Estates Unit Six subject to the following conditions:

- That all parkways at the rear of double frontage lots be landscaped, to provide a visual and physical separation between the development and the street.
- The applicant shall submit a revised variance request to El Paso County to allow 68' ROWs and receive approval of the request prior to the recording of the final plat.

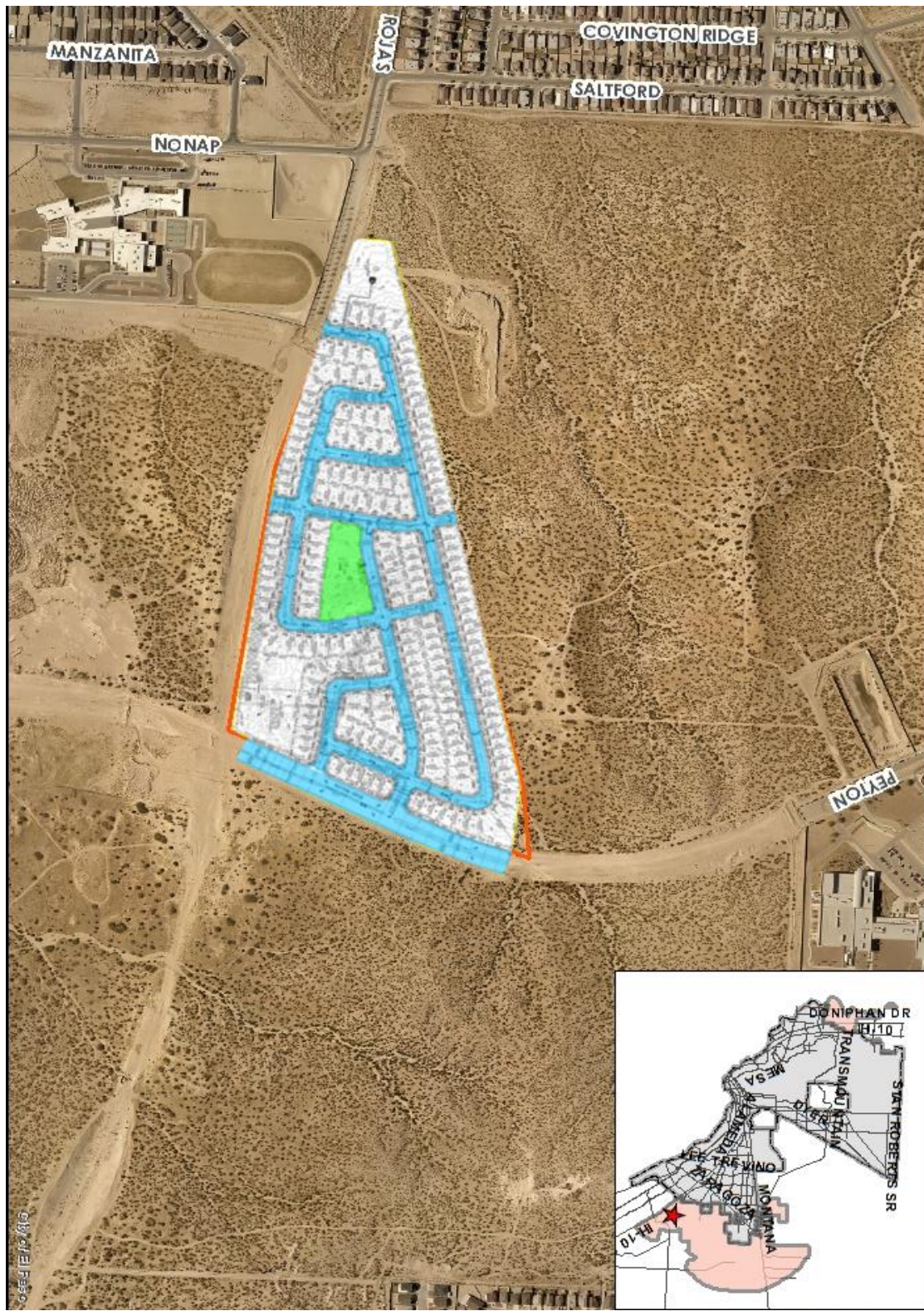
PLAT EXPIRATION:

This application will expire on **October 4, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

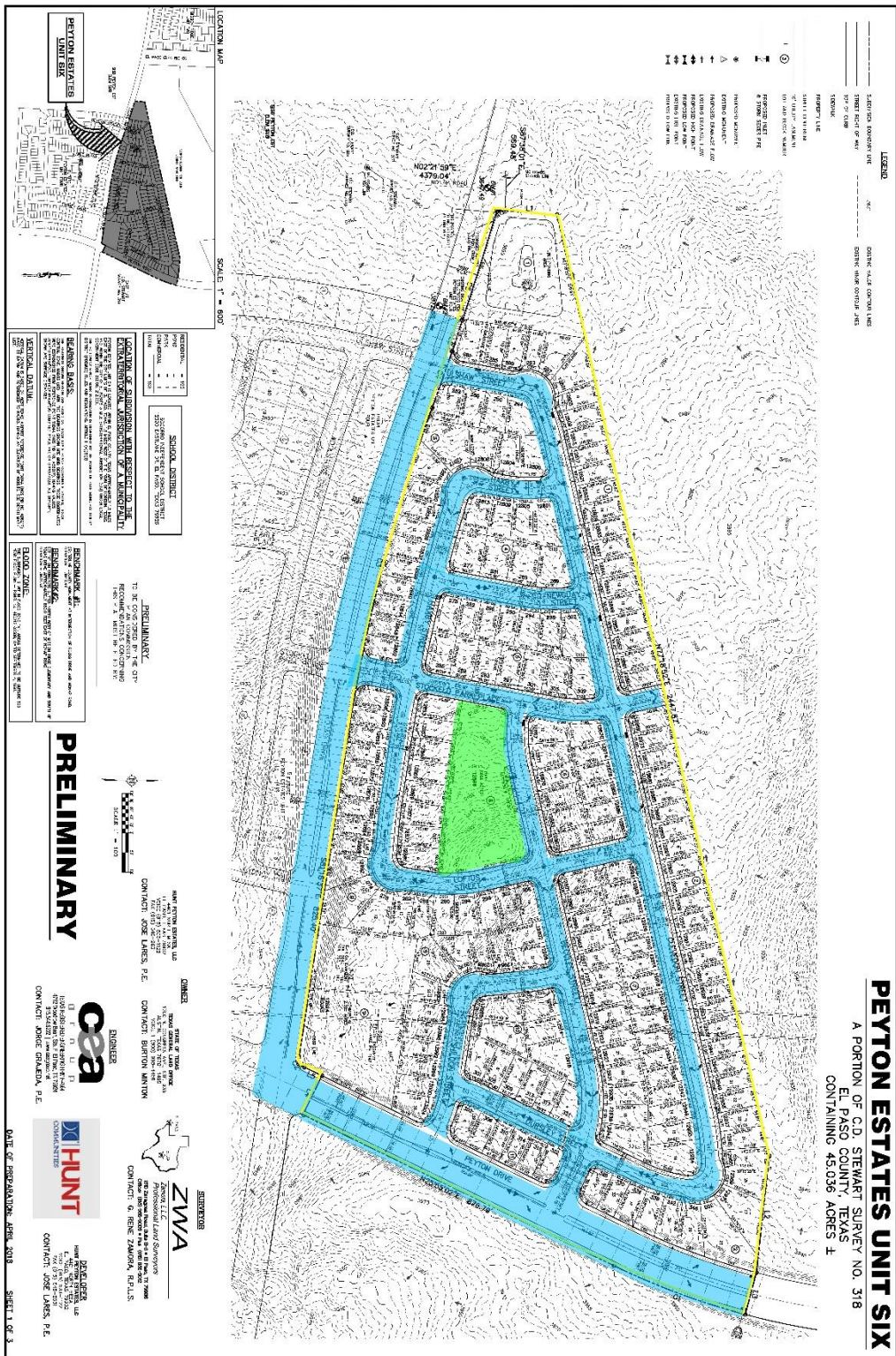
ATTACHMENTS:

1. Location map
2. Preliminary plat
3. Modification request
4. Application
5. Department Comments

ATTACHMENT 1



ATTACHMENT 2



SHEET 2 OF 3

A PORTION OF C.D. STEWART SURVEY NO. 318
EL PASO COUNTY, TEXAS
CONTAINING 45.036 ACRES ±

[illegible][illegible]

The diagram illustrates a cross-section of a road and its adjacent areas. Key components include:

- Top Layer:** Labeled "GRAVEL" or "CONCRETE".
- Middle Section:** Divided into "ROADWAY" and "SIDEWALK". Dimensions are provided for each section.
- Bottom Layer:** Labeled "DRAINAGE".
- Dimensions:** Various measurements are indicated along the horizontal axis, such as "0.75m", "1.00m", "1.50m", "2.00m", "2.50m", "3.00m", "3.50m", "4.00m", "4.50m", "5.00m", "5.50m", "6.00m", "6.50m", "7.00m", "7.50m", "8.00m", "8.50m", "9.00m", "9.50m", "10.00m", "10.50m", "11.00m", "11.50m", "12.00m", "12.50m", "13.00m", "13.50m", "14.00m", "14.50m", "15.00m", "15.50m", "16.00m", "16.50m", "17.00m", "17.50m", "18.00m", "18.50m", "19.00m", "19.50m", "20.00m", "20.50m", "21.00m", "21.50m", "22.00m", "22.50m", "23.00m", "23.50m", "24.00m", "24.50m", "25.00m", "25.50m", "26.00m", "26.50m", "27.00m", "27.50m", "28.00m", "28.50m", "29.00m", "29.50m", "30.00m", "30.50m", "31.00m", "31.50m", "32.00m", "32.50m", "33.00m", "33.50m", "34.00m", "34.50m", "35.00m", "35.50m", "36.00m", "36.50m", "37.00m", "37.50m", "38.00m", "38.50m", "39.00m", "39.50m", "40.00m", "40.50m", "41.00m", "41.50m", "42.00m", "42.50m", "43.00m", "43.50m", "44.00m", "44.50m", "45.00m", "45.50m", "46.00m", "46.50m", "47.00m", "47.50m", "48.00m", "48.50m", "49.00m", "49.50m", "50.00m", "50.50m", "51.00m", "51.50m", "52.00m", "52.50m", "53.00m", "53.50m", "54.00m", "54.50m", "55.00m", "55.50m", "56.00m", "56.50m", "57.00m", "57.50m", "58.00m", "58.50m", "59.00m", "59.50m", "60.00m", "60.50m", "61.00m", "61.50m", "62.00m", "62.50m", "63.00m", "63.50m", "64.00m", "64.50m", "65.00m", "65.50m", "66.00m", "66.50m", "67.00m", "67.50m", "68.00m", "68.50m", "69.00m", "69.50m", "70.00m", "70.50m", "71.00m", "71.50m", "72.00m", "72.50m", "73.00m", "73.50m", "74.00m", "74.50m", "75.00m", "75.50m", "76.00m", "76.50m", "77.00m", "77.50m", "78.00m", "78.50m", "79.00m", "79.50m", "80.00m", "80.50m", "81.00m", "81.50m", "82.00m", "82.50m", "83.00m", "83.50m", "84.00m", "84.50m", "85.00m", "85.50m", "86.00m", "86.50m", "87.00m", "87.50m", "88.00m", "88.50m", "89.00m", "89.50m", "90.00m", "90.50m", "91.00m", "91.50m", "92.00m", "92.50m", "93.00m", "93.50m", "94.00m", "94.50m", "95.00m", "95.50m", "96.00m", "96.50m", "97.00m", "97.50m", "98.00m", "98.50m", "99.00m", "99.50m", "100.00m".

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HUNT
C. A. HUNT, INC. 1985

DATE OF PREPARATION: MARCH 2018 SHEET 3 OF 3

ATTACHMENT 3



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

September 5, 2018

City of El Paso-Planning & Inspections Department
801 Texas Ave.
El Paso, Texas 79901

Attention: Ms. Karina X. Brasgalla,
Planner

Reference: Peyton Estates Unit Six – Final Plat Approval – Modification Letter

Dear Ms. Brasgalla:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustments:

Modification No. 1: 54 foot Roadway

This modification shall consist of a 54 foot roadway cross-sections with 2- 17 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, 2- 5 foot parkways abutting the curb and 2- 5 foot concrete sidewalks.

Modification No. 2: 68 foot Roadway

This modification shall consist of a 68 foot roadway cross-section with 2- 17 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised 14-foot landscaped median, 2- 5 foot concrete sidewalks, and 2- 5 foot landscaped parkways abutting the sidewalks.

Modification No. 3: 110 foot Roadway

This modification shall consist of a 110 foot roadway cross-section with 2- 36 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised 18-foot landscaped median, 2- 5 foot concrete sidewalks, and 2- 5 foot landscaped parkways abutting the sidewalks.

Modification No. 4: Street Name

This modification shall be to exceed the maximum number of street name characters of thirteen (13) per Section 19.16.040.2.d, for *Stockeld Park Place*, to be consistent with the same street name under Peyton Estates Unit Four plat.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group



Jorge Grajeda, P.E.
Project Manager

I-2090-011Id.cep_final modificationletter_9-5-18

Cc: Mr. Jose Lares, P.E., Hunt Companies, LLC

engineers • architects • planners

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

DATE: 8/28/18

FILE NO. SUSU18-00080

SUBDIVISION NAME: Peyton Estates Unit Six

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of C.D. Stewart Survey No. 318 El Paso County, Texas
containing 45.04 Acres ±
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|--------------|------------|-----------------------|--------------|-------|
| Single-family | <u>26.63</u> | <u>195</u> | Office | | |
| Duplex | | | Street & Alley | <u>12.92</u> | |
| Apartment | | | Ponding & Drainage | <u>1.56</u> | |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | <u>1.62</u> | <u>1</u> | | | |
| School | | | | | |
| Commercial | <u>2.30</u> | <u>1</u> | Total No. Sites | <u>198</u> | |
| Industrial | | | Total (Gross) Acreage | <u>45.04</u> | |
3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Storm water Run-Off will be conveyed via sheet flow to a proposed Storm
Drainage Infrastructure that will ultimately discharge to an On-Site
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception 54-Ft. R.O.W. St. with
(2) 5-Ft. sidewalks, (2) 5-Ft. parkways, (2) 17-Ft. lanes, 68-Ft. R.O.W. St.
with (2) 5-Ft. sidewalks, (2) 5-Ft. parkways, (2) 17-Ft. lanes, 14-Ft median. &
110-Ft. R.O.W. St. with (2) 5-Ft. sidewalks, (2) 5-Ft. parkways, (6) 12-Ft Lanes, 18-Ft. median.
9. Remarks and/or explanation of special circumstances:
Approved County Variances
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record Hunt Peyton Estates, LLC. 4401 N. Mesa, 79902 915-533-1122
(Name & Address) (Zip) (Phone)
13. Developer Hunt Peyton Estates, LLC. 4401 N. Mesa, 79902 915-533-1122
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 915-544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: Hunt Peyton Estates, LLC

REPRESENTATIVE: [Signature] President
(ENGINEER)

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record State of Texas U.L.O. 1700 N. Congress Ave., Ste. 935, Austin, TX. 787-01-1495, 1-800-998-4456
(Name & Address) (Zip) (Phone)
13. Developer Hunt Mission Ridge, LLC 4401 N. Mesa, 79902 915-533-1122
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 915-544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: Bryan Minton

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Provide a note specifying Lot 33 Block 9 is to retain it's own runoff.
2. Increase visibility of runoff arrows on map of topography and runoff on Engineering report sheet.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed Peyton Estates Unit Six, a major final plat map, and on behalf of CID Parks & Planning Division we offer Applicant / Engineer the following comments:

Please note that this is a Residential subdivision composed of 195 Residential lots; one 2.30-Acre Commercial lot; and includes a 1.58 Acre Park;

Per City Standards a total of 1.95 acres of "Parkland" and \$2,300.00 in "Park fees" would have been required however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

EL PASO WATER:

EPWater does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD # 6 receives wholesale water and wastewater service from the El Paso Water – Public Service

Board (EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

El Paso County

In researching older records, I was able to find that the County approved a variance request (see attachments) that is generally consistent with the preliminary plat you provided with the following exemptions:

1. The park was relocated from Block 6 to Block 8, which appears to have yielded an additional 4 lots. - Does not appear to be an issue with County requirements.
2. The 68' ROW (17' pavement with 14' raised median) was previously approved by the County as a 76' ROW (22' pavement with 12' raised median). - This would require to be reviewed and approved by the ESD Fire Marshal and then approved by the commissioners court for a revised variance request.

EL PASO ELECTRIC COMPANY:

No comments received

Central Appraisal District:

No comments received

SUN METRO:

No comments received

911:

The District has a request to flip the addressing on Shildon St so addressing increases in the same direction as the other streets going west to east. The District also request that Newquay St and Loftus St have just one address range, preferably 200s seeing as the school south of Rojas Dr is at 150. We have had comments from the public and emergency responders having issues with unexpected address range breaks on a street with no physical breaks in the street. We also recommend that even addressing on Clevedon St begin at 12900 to end at 12960, these addresses conform better to the addressing schema on this street. We also recommend even addressing on Haxby St begin at 12808 through 12888.

If the these changes are not possible, could we at least get just one range of addresses on Haxby St and could we get the addressing on the south side of Clevedon St to match better with the addressing on the north side